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16920/2021

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1759/22



पश्चिमबङ्ग प्रश्चिम बंगाल WEST BENGAL

H 265764

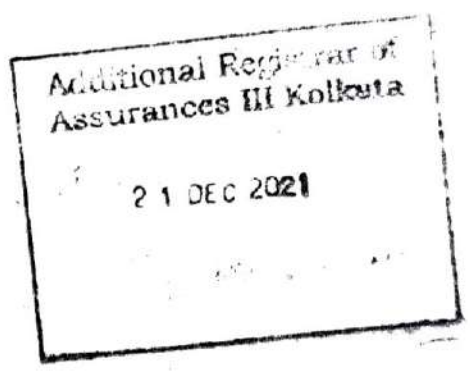
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2003-2-2529399/2021

Certified that the document is admitted to Register of the Assurances Sheet and the endorsement sheet attached to this document are the part of it.

Handwritten signature of the Registrar.

Additional Registrar of Assurances III, Kolkata

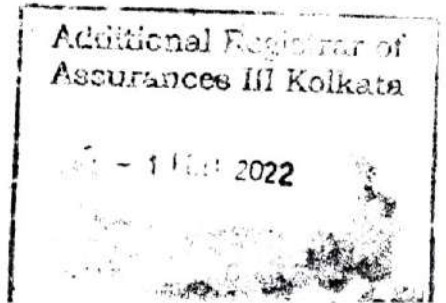


DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 20th day of December 2021 (Two Thousand And Twenty One)

BETWEEN

Handwritten signature with a checkmark.



SL. NO. 26140 DATE 16 DEC 2021
NAME
ADD
AMT. 5000 Five Thousands

16 DEC 2021
P/s

Real Developer
19A, Mahendra Sreevasta
Kolkata - 700009

0008



Shell
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Handwritten signature]

Administrative Stamp
21 DEC 2021

NITYA GOPAL SAHA, son of Late Birapakhya Saha @ Birupakhya Saha, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, having **PAN AFHPS7126K** and having Aadhaar No. 6740 7119 4276; residing at Mandir Digir Par East, Silchar, Bilpar, Cachar, Assam - 788001; hereinafter referred to as the "**VENDOR**", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs executors, administrators, legal representatives and assigns), of the **ONE PART.**

AND

M/S REAL DEVELOPER, a Partnership Firm having its Registered Office at 19A Mahendra Sreemany Street, Kolkata – 700 009, represented by its partners **1. AJAY KUMAR GUPTA**, son of Late Satish Kumar Gupta, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at Flat No. 7B, Block 3; Avani Oxford Phase1, 136 Jessore Road, P.S. Lake Town; P.O. - Bangur Avenue, Kolkata-700 055; having PAN AHFPG0320D, and Aadhaar No. 2293 8499 5938, **2. ABHIJIT AGARWAL**, son of Rajkumar Agarwal, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at Flat No. 4B, Block 6, Avani Oxford Phase1, 136 Jessore Road, P.S. Lake Town; P.O. - Bangur Avenue, Kolkata-700 055; having PAN AILPA7855Q, and Aadhaar No. 5340 5357 6499, **3. KAUSIK SEAL** son of Late Deb Kumar Seal, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at 19 Mahendra Srimani Street, Raja Ram Mohon Sarani, Kolkata – 700 009; having PAN APMPS8198E, and Aadhaar No. 4051 7651 1209, **4. TANMAY SEAL** son of Late Deb Kumar Seal, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at 19A, Mahendra Srimani Street, Raja Ram Mohon Sarani, Kolkata – 700 009; having PAN AUMPS7349J, having Aadhaar No. 7046 8294 3022 hereinafter referred to as "**THE PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its

Successor – in - title, executors, administrators, legal representatives, and assigns) of the **OTHER PART**.

WHEREAS By virtue of a registered Deed of Conveyance Being No. 6587 of 1983, dated 6^h day of July 1983, duly registered before the Registrar of Assurances, Calcutta and recorded in Book No. – I; Volume No. 206, Pages from 238 to 256, PALLAV KUMAR BANERJI the One Part therein and Mitra Bhattacharjee & Associates the 2nd part therein jointly the Seller /Vendor therein transferred and conveyed in favour of **SRINITYA GOPAL SAHA** the 3rd part the Purchaser therein in respect of **ALL THAT** the piece or parcel of land measuring 2 (Two) Cottah 14 (Fourteen) Chittack 30 (Thirty) Sq.Ft. more or less, being Plot No. D-3; Block 'D' of the portion of premises No. 46 Murari Pukur Road, Calcutta particularly described in the Schedule "B" there under written.

AND WHEREAS after purchase of the said plot of land the Vendor herein constructed a tin shed thereon measuring covered area 951 Sq.Ft. more or less on the said plot of land for accommodation of the care taker of the said Plot.

AND WHEREAS thereafter the said Nitya Gopal Saha the Vendor herein duly mutated his name in the record of the Kolkata Municipal Corporation in respect of the aforesaid Plot No. D-3; Block 'D' of the portion of premises No. 46 Murari Pukur Road, Kolkata – 700 054, under the Assessee No. 11-014-03-0281-8; and the said Premises re-numbered and re-named by K.M.C. as Premises No. 46/C/21BiplabiBarin Ghosh Sarani, Kolkata – 700 054, and duly paid the quarterly tax on regular basis and for the sake of brevity the same hereinafter referred to as the "**SAID PLOT OF LAND**".

AND WHEREAS by dint of aforesaid manner said Nitya Gopal Saha the Vendor herein wellseized and possessed and became the absolute owner in respect of **ALL THAT** the piece or parcel of Bastu land measuring 2 (Two) Cottah 14 (Fourteen) Chittack 29.65 (Twenty Nine Point Six Five) Sq.Ft. more

or less, as per physical measurement together with 951 Sq. Ft. structure thereon being Plot No. D-3; Block 'D' , Premises No. 46/C/21 BiplabiBarin Ghosh Sarani , Kolkata – 700 054; and enjoying the same free from all encumbrances and without any interruption from anybody or from any corner and the vendor herein has got every right to transfer the same to anybody by anyway.

The Aforesaid Vendor Further Declares To The Purchasers Herein As Follows:-

- i) That the VENDOR is the absolute owner and occupier and beneficiary of said Plot No. D-3; Block 'D' of the portion of premises No. 46/C/21 BiplabiBarin Ghosh Sarani , Kolkata – 700 054, and the devolution of title as recited herein before are all true and correct.
- ii) That the said **"SAID PLOT OF LAND"** is free from all encumbrances, mortgages, charges, lien, lispendents, suits, attachments, trusts, debuttars, waqf, alignment and liabilities whatsoever.
- iii) That except the VENDOR no other persons have any right to occupy or enjoy the said **"SAID PLOT OF LAND"** or any part thereof.
- iv) That there is no bar legal or otherwise nor any others consents and permissions is required for the VENDOR to execute this Deed of sale in respect of the Said Plot of Land.
- v) That there are no attachments either under public Demand Recovery Act, or under Wealth Tax in respect of the said Plot of Land.
- vi) That the VENDOR has not entered into any Agreement or Agreement for sale, or any Development Agreement, or not executed any Power of Attorney in respect of the said **"SAID PLOT OF LAND"** or any portion thereof.

- vii) That the VENDOR is legally competent to transfer and handover the Said "**SAID PLOT OF LAND**".
- viii) That the VENDOR has not obtained any loan from any third party or any Chit fund or Banks or financial institutions in respect of the said Plot of Land creating charge or mortgage on the same.
- ix) That there is no legal bar or impediment restraining the VENDOR named herein from transferring the said "**SAID PLOT OF LAND**" and/or disposing the said Land in any manner whatsoever including transferring the same to the Purchaser.
- x) That the "**SAID PLOT OF LAND**" is not charged for any annuity or otherwise and there is no pendent lite interest of any third party or Debutter or Wakf.
- xi) That there is no claim of Kolkata Municipal Corporation and/or any other Government authority or authorities and not under any development scheme otherwise.
- xii) That the Purchasers shall not be liable or responsible for payment of the Property Tax and any other tax or outgoing payable to any authority relating to period prior to date herein in respect of the Said "**SAID PLOT OF LAND**".
- xiii) That the said Plot of land was never acquisitioned or requisitioned by the Government or any other authority or authorities and no notice of such acquisition or requisition was issued till date.
- xiv) That the vendor declares that there is no suit pending before any Court or Law, and/or there is no any injunction / interim order / status quo of any Court in respect of the "**SAID PLOT OF LAND**".

AND WHEREAS the PURCHASERS relying on the aforesaid representations of the VENDOR and believing the aforesaid representation as true and correct and acting on good faith thereof the PURCHASERS have agreed to purchase the "**SAID PLOT OF LAND**" at or for the price or consideration of Rs.

1,15,00,000/- (Rupees One Crore Fifteen Lac) Only free from all encumbrances, Charges, attachments, and liens and without any existing liabilities.

NOW THIS INDINTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lac) Only of lawful money well and truly paid to the VENDOR by the PURCHASERS through NEFT or any other mode of transfer at or before the execution of these presents (the receipt whereof the VENDOR do hereby admit, acknowledge, and forever discharge and acquit and release to the PURCHASERS of the same and every part thereof the lands hereditaments and premises right title and interest and possession in the said land) and the VENDORS do hereby granted conveyed sold transferred assigned and assured unto the PURCHASERS free from all encumbrances of **ALL THAT** the piece and parcel of Bastu land measuring 2 (Two) Cottah 14 (Fourteen) Chittack 29.65 (Twenty Nine Point Six Five) Sq.Ft. more or less, together with 951 Sq. Ft. structure thereon situate and lying at Premises No. 46/C/21BiplabiBarinGhosh Sarani , formerly known as 46 MurariPukur Road, Kolkata – 700 054, and for the sake of brevity herein after referred to as the **"SAID PLOT OF LAND"** more fully and particularly described in the Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said Plot of land messuage tenement and or any part thereof now are or is or at any time heretofore were or was situated butted bounded called known numbered described or distinguished and ALL AND SINGULAR the drains ways paths passages water watercourses and the ground and soil thereof lights airs and all manner of former or other rights liberties easements privileges profits advantages profits advantages emoluments appendages and appurtenances whatsoever to the said messuage tenement lands hereditaments and premises belonging or in anywise appertaining or with the same or any of them or any part thereof now are or is or at any time heretofore were or was

holding used occupied or enjoyed or accepted reputed deemed taken or known as part parcel or member thereof or appurtenant thereto and every or their rights members and appurtenances and the **REVERSION AND REVERSIONS AND REMAINDER AND REMAINDERS** and all the rents issues and profits thereof and every part thereof and ALL THE estate right title interest inheritance use trust possession property claim and demand whatsoever both in law or in equity of the VENDOR of in and to the said messuage tenement lands and every part or parcel thereof with the appendages and appurtenances thereto AND all deeds puttahs muniments writings and evidences of title which exclusively relate to the said messuage tenement lands or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the VENDOR or any person or persons from whom the VENDER can or may procure the same without action or suit at law or equity **TO HAVE AND TO HOLD** ALL THAT the piece and parcel of Bastu land measuring 2 (Two) Cottah 14 (Fourteen) Chittack 29.65 (Twenty Nine Point Six Five) Sq.Ft. more or less, together with 951 Sq. Ft. structure thereon situate and lying at Premises No. 46/C/21BiplabiBarin Ghosh Sarani , formerly known as 46 Murari Pukur Road, Kolkata – 700 054 hereby granted conveyed sold transferred and assured or expressed or intended so to be unto and to the use of the PURCHASERS free from all encumbrances whatsoever absolutely and forever AND the VENDOR covenant with the PURCHASERS that **NOTWITHSTANDING** any act deed or thing hereto before done or executed or knowingly suffered, to the contrary the VENDOR has lawfully and absolutely seized and possessed of the said land free from all encumbrances, attachment, or defect in titles whatsoever and that the VENDOR has full power and absolute authority to sell the said Plot of land in the manner as aforesaid. **AND** the PURCHASERS shall thereafter peaceably and quietly hold possess and enjoy the said land and receive the rents issues and profits thereof without any claim or demands whatsoever from the VENDOR or any persons claiming through or under them **AND**

FURHER THAT the VENDOR and all persons claiming under him do hereby further agree with the PURCHASERS, at all times hereinafter and upon any reasonable request and at the cost of the PURCHASERS to do and execute, or cause to be done and executed, all such lawful acts, deed and things whatsoever for further and more perfectly conveying and assuring the said land and any part or portion thereof to the PURCHASERS and its representatives and placing it or them in possession of the same according to the true intent and meaning of this DEED. **THE** VENDOR do hereby agree to keep the PURCHASERS harmless and keep indemnified the PURCHASERS from and against all losses, damages, costs or expenses which he may sustain or incurred by reason of any claim being made by anybody whatsoever to the said land or in respect of defect in title of the said land or in respect of any arrears of taxes and cess-es due thereof. **The VENDOR** does hereby further agree with the PURCHASERS and declare that he has not done or been party to any acts whereby the said Plot of land is or may be under any charge in title, claim, estate or otherwise, however, or whereby the VENDOR is prevented from conveying or assigning the said land or any part thereof. **THE** PURCHASERS herein shall have the right to transfer the land by sale, gift, mortgage, lease, assign and or alienate deal with the said land by any means. THE VENDOR covenants with the PURCHASERS that the purchasers shall be entitled to get their names mutated in the Record of The Kolkata Municipal Corporation in respect of the said Plot of land without any objection , claim or further reference to the Vendor and the VENDOR hereby gives "**No Objection**" by signing the deed hereof .

As there is no other property relating to the title Deed, the Vendor herein shall handover all said property related documents/ papers like original Sale Deed no. 6587 of 1983, Mutation Certificate and up – to – date Tax Bill of K.M.C. etc.to the Purchaser at time of execution of Deed of Conveyance so that the Purchasers herein can take all advantages of that documents for his own purpose in future.

The Vendor doth hereby further agreed with the Purchasers, that the Purchasers shall have every right, title and interest to mutata it's name with the Kolkata Municipal Corporation and shall have the right to transfer it's right, title, interest over the said property at any time by way of Sale, Gift, Mortgage, lease etc. as the purchaser deem fit and proper.

The Vendor agreed to rectify any defect or omission at the request of the Purchaser at the cost of the Purchasers.

THE VENDOR COVENANT WITH THE PURCHASERSAS FOLLOWS:-

1. That the "SAID PLOT OF LAND" morefully and particularly described in the **SCHEDULE** hereunder written which the Vendor hereby profess to transfer is free from all encumbrances and the Vendor has good right full power and absolute authority and indefeasible title to grant convey transfer and assure the said Property hereby granted conveyed transferred assigned and assured unto the Purchasers in the manner aforesaid.
2. That the said Property more fully and particularly described in the Schedule hereunder written hereby conveyed and transferred are freed and discharged from and against all manner of encumbrances, charges, liens, lispens, trusts and attachments whatsoever.
3. That notwithstanding any act, deed or things whatsoever by the Vendor hereto before done or executed or knowingly suffered to the contrary the Vendor have good right, full power, absolute authority and indefeasible title to grant, sell convey, transfer, assign and assure the said Property described in the Schedule hereunder written granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and without any let, suit, hindrance, eviction, interruption, disturbance, claim or demand whatsoever from

or by the Vendor herein, or any other person or persons lawfully or equitably claiming from under or in trust from the Vendor AND THAT free and clear and freely and clearly, absolutely acquitted, exonerated and released, **OR OTHERWISE** by and at the cost of the Vendor well and sufficiently saved indemnified of from and against all and all manner of defects in title, lispensens, charges, claims, debts, attachments, and encumbrances, mortgages, restrictions, convents, trusts, acquisitions, requisitions whatsoever made or suffered by the Vendor or any of their ancestors or predecessors-in-title or any other persons of persons lawfully or equitably claiming as aforesaid.

4. That the Vendor hereto shall and will from time to time and at all times hereafter at the request of the Purchaser make, do, acknowledge, execute and perfect all such further lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly transferring and / or assuring the said Property in favour of the Purchaser in the manner aforesaid as shall or may be required.
5. That if the aforesaid representation or facts is/are found otherwise incorrect or inconsistent as a result of which a part or whole of the said property morefully and particularly described in the Schedule hereunder written is ever goes out from the possession of the Purchasers the Vendor herein shall become liable to indemnify for all loss on account of any legal defect in the ownership and for title of the Vendor, then the Vendor shall be liable to make good all losses, damages and expenses (including but not limited to the Attorneys Fees, Cost of Litigation etc.) suffered by the Purchasers and keep the Purchasers indemnified save and harmless against all such losses costs damages expenses.



SCHEDULE OF THE SAID PLOT OF LAND ABOVE REFERRED TO

ALL THAT the piece and parcel of Bastu land being **Plot No. D-3; in Block 'D'** admeasuring **2 (Two) Cottah 14 (Fourteen) Chittack 29.65 (Twenty Nine Point Six Five) Sq.Ft. more or less, equivalent to 195.062 SQM.** together with a dilapidated old structure (Tin Shed) measuring 951 (Nine Hundred Fifty One) Sq. Ft. more or less thereon situate and lying at **"AUROBINDA ABASAN"** being **Premises No. 46/C/21 Biplabi Barin Ghosh Sarani**, formerly known as 46 Murari Pukur Road, Kolkata – 700 054; P.S. Maniktala ; within the limit of Kolkata Municipal Corporation Ward No. 14, Borough – III; District – South 24 Parganas, West Bengal ,under the Municipal Assessee No. 11-014-03-0281-8; together with all rights of easements, liberties and privileges , the site plan of the plot of land annexed herewith and marked with **RED** border and the said plot of Land butted and bounded in the following manners:

ON THE NORTH BY :- Premises no.46/C/20B.B.Ghosh Sarani ;

ON THE SOUTH BY :- 10.058 M(33 ft.) wide B.B. Ghosh Sarani (Black top Road);

ON THE EAST BY :- Premises No 46/C/22 B.B.Ghosh Sarani ;

ON THE WEST BY :- 10.058 M (33 ft.) wide B.B.Ghosh Sarani ;

The Colour Passport Photographs , Site Plan and finger print of the parties are attached hereto shall be treated as part and parcel of the Deed.

IN WITNESSES WHERE OF the Vendor and the Purchasers hereto set and subscribed their respective signatures on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** At Kolkata

In the Presence Of :

1. Aehala Saha
D/o Bijan Behari Saha
Mandoo dighi, Sit-1, Calcutta
2. Ghulam Mohammed
F/O Abul Hossain
71/B, Dilkusha Street-
KOL-700017

Nitya Gospal Saha

SIGNATURE OF THE VENDOR

Signed sealed and delivered

by the **PURCHASERS** At Kolkata

In the Presence Of :

1. Aman Gupta
S/O - Ajay Kr. Gupta
136, Jessore Road,
Anand Oxford, 3/FB
KOL-55.
2. Ashis Kr. Sen

REAL DEVELOPER

Ajay Kumar Gupta
Partner

REAL DEVELOPER

Ashish Anand
Partner

REAL DEVELOPER

Nausin Seal
Partner

REAL DEVELOPER

Tannoy Seal
Partner

SIGNATURE OF THE PURCHASER

Drafted by :

Ashis Kumar Sen

Ashis Kumar Sen

Advocate

High Court Calcutta

En. No. WB - 20 of 1998

RECEIPT AND MEMO OF CONSIDERATION

Received on and from the within mentioned Purchasers the within mentioned sum of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lac Only) towards the full and final consideration money against the SAID PROPERTY in following manners:-

MEMO

Date	NEFT/ Ch. No.	Bank/Branch	Amount (Rs.)	In the name of
20.12.2021	749601	Punjab National Bank	1,15,00,000/-	NITYAGOPAL SAHA
TOTAL			1,15,00,000/-	

Nitya Gopal Saha

I have received Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lac)Only and acknowledge the receipt of the same.

WITNESSES:

1.

[Handwritten Signature]

2. Achala Saha

Nitya Gopal Saha

SIGNATURE OF THE VENDOR

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220138467581 Payment Mode: Online Payment
GRN Date: 17/12/2021 10:16:03 Bank/Gateway: State Bank of India
BRN : IK0BKVIOZ5 BRN Date: 17/12/2021 10:12:53
Payment Status: Successful Payment Ref. No: 2002529399/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: REAL DEVELOPER
Address: 19A, MAHENDRA SREEMANI ST KOLKATA 700009
Mobile: 9674454703
Depositor Status: Buyer/Claimants
Query No: 2002529399
Applicant's Name: Mr Ashis Kumar Sen
Identification No: 2002529399/5/2021
Remarks: Sale, Sale Document

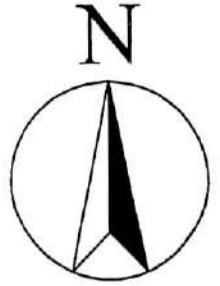
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002529399/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	698968
2	2002529399/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	140804
			Total	839772

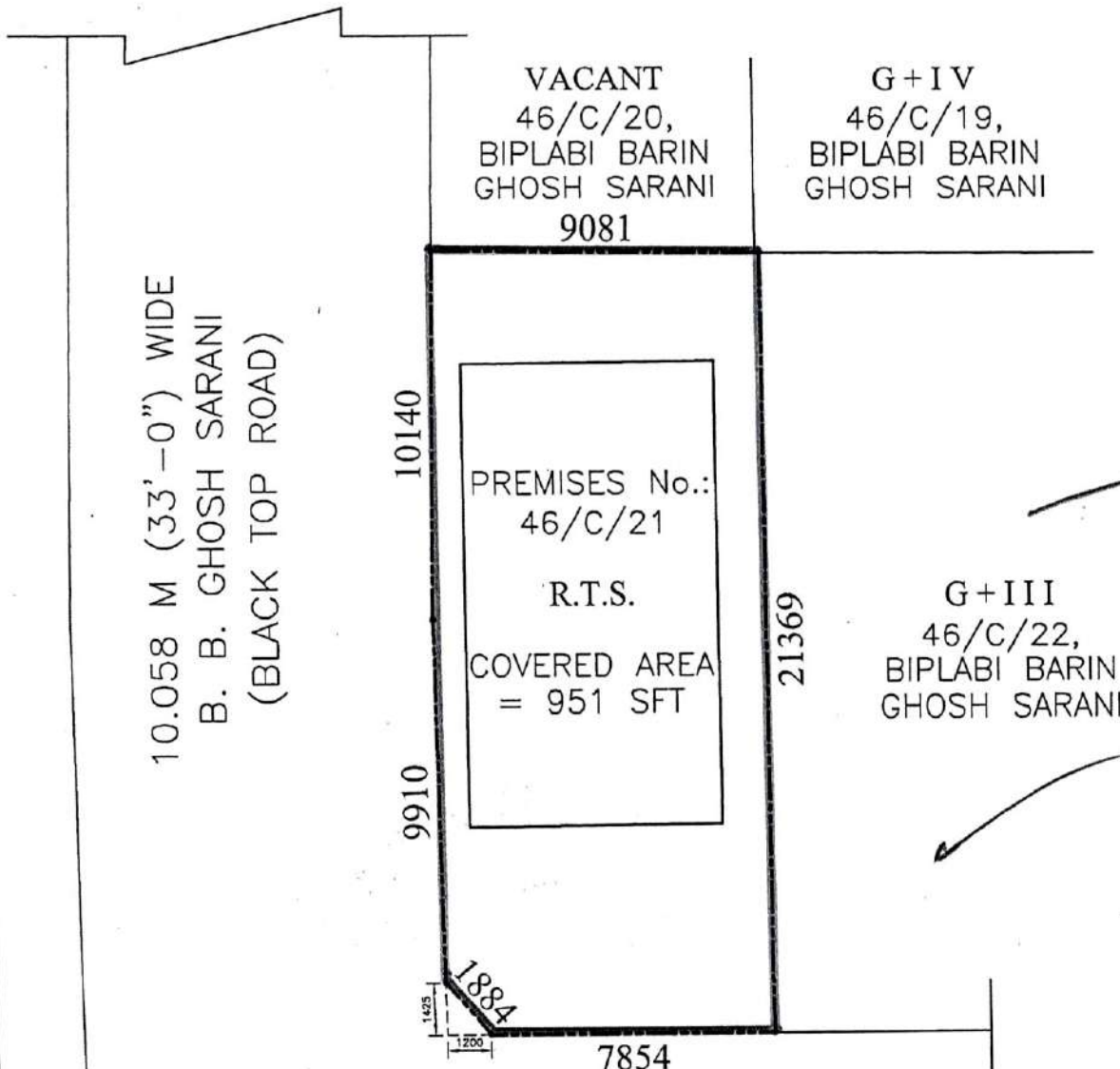
IN WORDS: EIGHT LAKH THIRTY NINE THOUSAND SEVEN HUNDRED SEVENTY TWO ONLY.

**PLAN OF PREMISES No. - 46 / C / 21, BIPLABI BARIN GHOSH SARANI,
WARD No. - 14, BOROUGH - III, KOLKATA - 700054, P. S. - MANIKTALA.**

LAND AREA = 02 K - 14 CH - 29.65 SFT = 195.062 SQM (AS PER PHYSICAL MEASUREMENTS)
AREA OF R.T.S. STRUCTURE = 951 SFT



SCALE = 1:200



REAL DEVELOPER

Ajay Kumar Subba
Partner

REAL DEVELOPER

Abhijit Arora
Partner

REAL DEVELOPER

Ravishankar
Partner

REAL DEVELOPER

Jarney
Partner

Nitya Anand Saha

SIGNATURE OF PURCHASERS

SIGNATURE OF VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS



Ajay Man Singh

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Abhijit Agrawal

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Kausik Seal

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Tanmay Seal

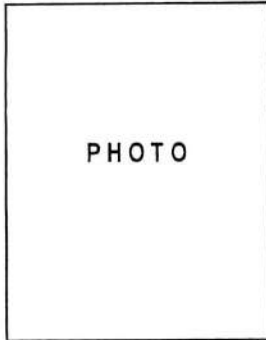
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS

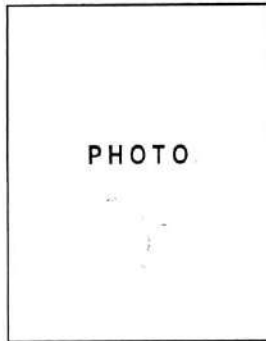


Nitya Nepal Saha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Major Information of the Deed

Deed No :	I-1903-01759/2022	Date of Registration	01/02/2022
Query No / Year	1903-2002529399/2021	Office where deed is registered	
Query Date	05/12/2021 8:50:59 PM	1903-2002529399/2021	
Applicant Name, Address & Other Details	Ashis Kumar Sen Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700012, Mobile No. : 8584830116, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,15,00,000/-	Rs. 1,40,78,952/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,03,968/- (Article:23)	Rs. 1,40,888/- (Article:A(1), E)		
Remarks			

Land Details :



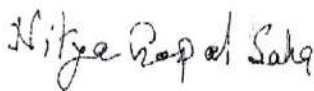
District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biplabi Barin Ghosh Sarani, , Premises No: 46/C/21, , Ward No: 014 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 14 Chatak 29.65 Sq Ft	1,12,00,000/-	1,37,78,952/-	Width of Approach Road: 33 Ft., ,Last Reference Deed No :1901-I -12778-2021
Grand Total :				4.8117Dec	112,00,000 /-	137,78,952 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	951 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 951 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		951 sq ft	3,00,000 /-	3,00,000 /-	



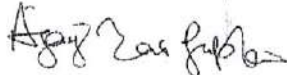
Buyer Details :




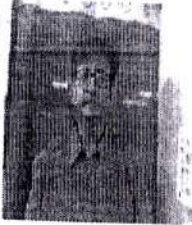

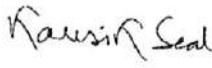



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NITYA GOPAL SAHA Son of Late Birapakhya Saha Executed by: Self, Date of Execution: 20/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office	Photo  21/12/2021	Finger Print  LTI 21/12/2021	Signature  21/12/2021
Mandir Dighir Par, Silchar, City:- , P.O:- Bilpar, P.S:-SILCHAR, District:-Cachar, Assam, India, PIN:- 788001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx6K, Aadhaar No: 67xxxxxxxx4276, Status :Individual, Executed by: Self, Date of Execution: 20/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office				

Buyer Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	REAL DEVELOPER 19A Mahendra Sreemany Street, City:- Kolkata, P.O:- Maniktola, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.: AAxxxxxx0A, Aadhaar No: 40xxxxxxxx1209, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AJAY KUMAR GUPTA Son of Late Satish Kumar Gupta Date of Execution - 20/12/2021, , Admitted by: Self, Date of Admission: 24/12/2021, Place of Admission of Execution: Office	Photo  Dec 24 2021 5:01PM	Finger Print  LTI 24/12/2021	Signature  24/12/2021
136 Jessore Road, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx0D, Aadhaar No: 22xxxxxxxx5938 Status : Representative, Representative of : REAL DEVELOPER (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr ABHIJIT AGARWAL Son of Mr Rajkumar Agarwal Date of Execution - 20/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office	 <small>Dec 21 2021 4:44PM</small>	 <small>LTI 21/12/2021</small>	 <small>21/12/2021</small>
City:- , P.O:- Bagmari Avenue, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx5Q, Aadhaar No: 53xxxxxxxx6499 Status : Representative, Representative of : REAL DEVELOPER (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr KAUSIK SEAL (Presentant) Son of Late Deb Kumar Sen Date of Execution - 20/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office	 <small>Dec 21 2021 4:45PM</small>	 <small>LTI 21/12/2021</small>	 <small>21/12/2021</small>
19 Mahendra Srimani Street, City:- Kolkata, P.O:- Amherstreet, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxx8E, Aadhaar No: 40xxxxxxxx1209 Status : Representative, Representative of : REAL DEVELOPER (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr TANMAY SEAL Son of Late Deb Kumar Seal Date of Execution - 20/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office	 <small>Dec 21 2021 4:46PM</small>	 <small>LTI 21/12/2021</small>	 <small>21/12/2021</small>
19A Mahendra Srimani Street, City:- Kolkata, P.O:- Amharst Street, P.S:-Amharst Street, District:- Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxx9J, Aadhaar No: 70xxxxxxxx3022 Status : Representative, Representative of : REAL DEVELOPER (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT TALUKDER Son of Mr TAPAN TALUKDER 11A, KALITALA BOSU LANE, City:- Not Specified, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010	 <small>21/12/2021</small>	 <small>21/12/2021</small>	 <small>21/12/2021</small>
Identifier Of Mr NITYA GOPAL SAHA, Mr AJAY KUMAR GUPTA, Mr ABHIJIT AGARWAL, Mr KAUSIK SEAL, Mr TANMAY SEAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NITYA GOPAL SAHA	REAL DEVELOPER-4.8117 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NITYA GOPAL SAHA	REAL DEVELOPER-951.00000000 Sq Ft

On 21-12-2021

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:36 hrs on 21-12-2021, at the Office of the A.R.A. - III KOLKATA by Mr KAUSIK SEAL

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,40,78,952/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 21/12/2021 by Mr NITYA GOPAL SAHA, Son of Late Birapakhya Saha, Mandir Dighir Par, Silchar, P.O: Bilpar, Thana: SILCHAR, , Cachar, ASSAM, India, PIN - 788001, by caste Hindu, by Profession Business

Identified by Mr AMIT TALUKDER, , , Son of Mr TAPAN TALUKDER, 11A, KALITALA BOSU LANE, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 21-12-2021 by Mr ABHIJIT AGARWAL, PARTNER, REAL DEVELOPER (Partnership Firm), 19A Mahendra Sreemany Street, City:- Kolkata, P.O:- Maniktola, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by Mr AMIT TALUKDER, , , Son of Mr TAPAN TALUKDER, 11A, KALITALA BOSU LANE, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Advocate

Execution is admitted on 21-12-2021 by Mr KAUSIK SEAL, PARTNER, REAL DEVELOPER (Partnership Firm), 19A Mahendra Sreemany Street, City:- Kolkata, P.O:- Maniktola, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by Mr AMIT TALUKDER, , , Son of Mr TAPAN TALUKDER, 11A, KALITALA BOSU LANE, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Advocate

Execution is admitted on 21-12-2021 by Mr TANMAY SEAL, PARTNER, REAL DEVELOPER (Partnership Firm), 19A Mahendra Sreemany Street, City:- Kolkata, P.O:- Maniktola, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by Mr AMIT TALUKDER, , , Son of Mr TAPAN TALUKDER, 11A, KALITALA BOSU LANE, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,40,888/- (A(1) = Rs 1,40,790/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,40,804/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2021 10:19AM with Govt. Ref. No: 192021220138467581 on 17-12-2021, Amount Rs: 1,40,804/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BKVIOZ5 on 17-12-2021, Head of Account 0030-03-104-001-16

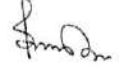
ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 7,03,968/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,98,968/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26140, Amount: Rs.5,000/-, Date of Purchase: 16/12/2021, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2021 10:19AM with Govt. Ref. No: 192021220138467581 on 17-12-2021, Amount Rs: 6,98,968/-, Bank: State Bank of India (SBIN0000001), Ref. No. 1K0BKVIOZ5 on 17-12-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 24-12-2021

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 24-12-2021 by Mr AJAY KUMAR GUPTA, PARTNER, REAL DEVELOPER (Partnership Firm), 19A Mahendra Sreemany Street, City:- Kolkata, P.O:- Maniktola, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Indetified by Mr AMIT TALUKDER, , Son of Mr TAPAN TALUKDER, 11A, KALITALA BOSU LANE, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Advocate

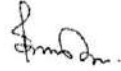


Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

01-02-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 96393 to 96431
being No 190301759 for the year 2022.



Probir Kumar Golder

Digitally signed by PROBIR KUMAR
GOLDER
Date: 2022.02.08 12:33:39 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2022/02/08 12:33:39 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
